

See Amendment # 355543
BK 650 PG 795-824
Supplement to Declaration of Covenants, Conditions and Restrictions for Park West Village, Plat "D" # B.
7251461, BK 385, P. 456-61

SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
PARK WEST VILLAGE PLAT "D" PLANNED UNIT DEVELOPMENT
AND
PARK WEST VILLAGE PLAT "B" PLANNED UNIT DEVELOPMENT

This Supplementary Declaration of Covenants, Conditions and Restrictions for Park West Village Plat "D" Planned Unit Development is made this 26th day of August, 1982, by CONCEPTS, INC., a Utah corporation, hereinafter referred to as "Declarant."

R E C I T A L S:

A. Declarant is the legal owner of the following described real property located in Summit County, Utah:

Lots 56 through 61, Park West Village Plat "D" Planned Unit Development, as shown on the official plat thereof recorded in the office of the Summit County Recorder, Summit County, Utah.

Hereinafter such real property is referred to as the "Subject Real Property."

B. PWV Associates, a Utah Limited Partnership, executed a Declaration of Protective Covenants, Conditions and Restrictions for Park West Village Plat "B" Planned Unit Development. Hereinafter, such Declaration is referred to as the "Declaration." The Declaration presently effects the following described real property.

Lots 19 through 42, Park West Village Plat "B" Planned Unit Development, as shown on the official plat thereof recorded in the office of the Summit County Recorder, Summit County, Utah.

BOOK M 230 PAGE 80 1

Entry No. 195277	Book M 230
RECORDED 8-22-82 at 3:33 PM	Page 80-6
REQUEST of ALTA TITLE CO.	
FEE \$ 23.50	WANDA Y. SFRIGGS, SUMMIT CO. RECORDER
INDEXED	By Wanda Y. Sfriggs
	ABSTRACT

C. The Declaration is recorded in the office of the Summit County Recorder as Entry No. 1811677 in Book M193 at pages 318 through 341.

D. Park West Village Plat "B" Homeowners', Inc., a Utah Non-Profit Corporation, referred to hereinafter as the "Associaton", was incorporated under the laws of the State of Utah for the purpose of exercising the powers and functions specified in the "Declaration."

E. Article VIII of the Declaration provides that any real property may be annexed to and become subject to the Declaration and part of the Association without the approval, assent or vote of the Association or its members, upon certain conditions, including the execution and recording of a Supplementary Declaration as described in Section 8.2 of such Article.

F. Declarant is the Successor in interest of PWV Associates with respect to the Subject Real Property.

G. Declarant desires the real property to be annexed to and become subject to the Declaration and subject to the jurisdiction and a part of the Association.

H. Declarant desires to amend the Declaration to reallocate the percentage of undivided interest of the Owners as specified in Exhibit "A" attached to the Declaration.

NOW, THEREFORE, Declarant hereby covenants, agrees and declares that all of said lots and property described above shall be held, sold and conveyed subject to the following covenants, conditions, restrictions, and easements, which are hereby declared to be for the benefit of the whole tract and all the

property described herein and the owners thereof, their successors and assigns. These covenants, conditions, restrictions, and easements shall run with the Subject Real Property and shall be binding on all parties having or acquiring any right, title or interest in the Subject Real Property or any part thereof and shall inure to the benefit of each owner thereof and are imposed on the Subject Real Property and every part thereof as a servitude in favor of each and every parcel thereof as the dominant tenement or tenements.

ARTICLE I

ANNEXATION TO DECLARATION

Section 1. Annexation. The Subject Real Property is hereby annexed to and shall be subject to the Declaration of Protective Covenants, Conditions and Restrictions for Park West Village Plat "B" Planned Unit Development, recorded July 16, 1981, as Entry No 181678 in Book M 193 at pages 318 through 341 in the office of the Summit County Recorder, Summit County, Utah.

Section 2. Conveyance of Common Areas. Prior to conveying title to any improved lots within the Subject Real Property to the individual purchasers thereof, Declarant shall convey to the Association fee simple title or right-of-way to the common area within the Subject Real Property, free and clear of any and all liens and encumbrances, except current real property taxes, which taxes shall be prorated as of the date of transfer, and easements, covenants, conditions and restrictions then of record, including those set forth in this Supplementary Declaration and in the Declaration.

Section 3. Effect. The recordation of this Supplementary Declaration constitutes and shall effectuate the annexation of the Subject Real Property to the Declaration, and subject to the Subject Real Property to the functions, powers and jurisdiction of the Association. Hereafter, all of the owners of lots in the Subject Real Property shall immediately and automatically be members of the Association.

Section 4. Modification. Exhibit "A" of the Declaration is modified and amended as specified in Exhibit "A" attached to this Supplementary Declaration and by this reference incorporated herein.

ARTICLE II

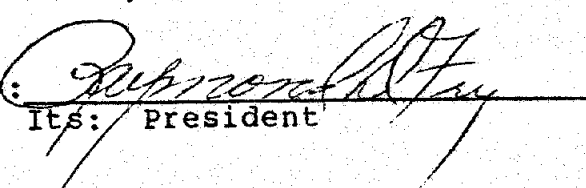
DECLARATION

Section 1. Full Force. Except as specifically amended herein, the provisions of the Declaration shall be of full force and effect with respect to the Subject Real Property.

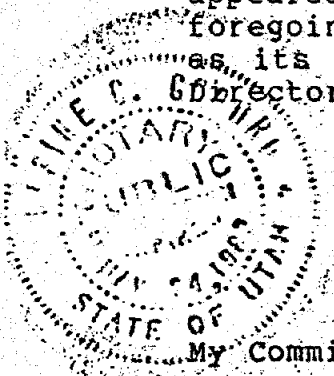
Section 2. Conflict. In the event of any conflict between the provisions of the Declaration and this supplemental Declaration the provisions of this Supplemental Declaration shall govern.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first hereinabove written.

CONCEPTS, INC.

BY: 
Its: President

STATE OF UTAH)
 :ss.
COUNTY OF SUMMIT)



On the 26th day of August, 1982, before me personally appeared RAYMOND D. FRY, who acknowledged that he executed the foregoing Supplementary Declaration in behalf of CONCEPTS, INC. as its President by authority of a Resolution of the Board of Directors known by me to be the President of CONCEPTS, INC.

Lorine P. Goodwin
NOTARY PUBLIC
Residing at: Coalville, Utah

My Commission Expires:
May 24, 1983

EXHIBIT "A"

LOT NO.

PERCENTAGE OF COMMON
AREAS AND FACILITIES

PARK WEST VILLAGE PLAT "B" PLANNED UNIT DEVELOPMENT

19	.0333
20	.0333
21	.0333
22	.0333
23	.0333
24	.0333
24	.0333
25	.0333
26	.0333
27	.0333
28	.0333
29	.0333
30	.0333
31	.0333
32	.0333
33	.0333
34	.0333
35	.0333
36	.0333
37	.0333
38	.0333
39	.0333
40	.0333
41	.0333
42	.0333

PARK WEST VILLAGE PLAT "D" PLANNED UNIT DEVELOPMENT

56	.0333
57	.0333
58	.0333
59	.0333
60	.0333
61	<u>.0333</u>

TOTAL

100%